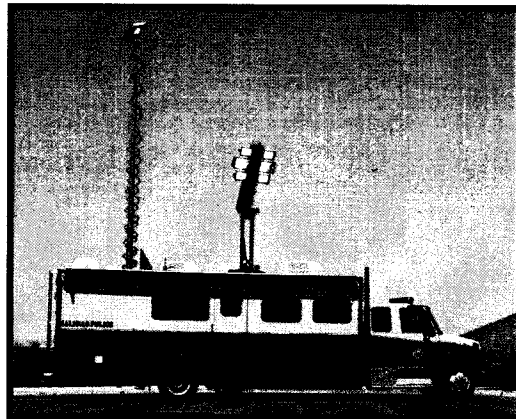


City of Salinas



Capital Improvement Program

FY 2007 - 2012





MEMORANDUM

DATE: May 22, 2007
TO: Mayor and City Council
FROM: Dave Mora, City Manager
SUBJECT: CAPITAL IMPROVEMENT PROGRAM

The Capital Improvement Program (CIP) for the City of Salinas details the capital investments required by the community to maintain and enhance our residents' quality of life. Given the significant costs associated with capital investments, the CIP is a multi-year document. The CIP is updated annually with major revisions occurring every two years. Major revisions to the CIP were made in FY 2006-07 and updates have been made in FY 2007-08 to reflect changes in available resources and cost estimates. CIP budget appropriations for FY 2006-07 were approved by Council on July 11, 2006, and modified by Council on February 13, 2007, as part of the FY 2006-07 mid-year budget review.

Potential investments of \$349,012,800 are identified for the five (5) year period from July 1, 2007, to June 30, 2012. The required investments range from deferred maintenance needs of existing facilities (e.g. fire station repairs) to the construction of long overdue new and expanded facilities (e.g. a new police facility and the expansion of Chavez library) necessary to continue providing basic services to the residents of Salinas.

Each of the five (5) years in the CIP lists critical investments. For the most part, the FY 2007-08 and FY 2008-09 recommendations are balanced to revenues. The exceptions involve a few projects in the Special Assistance Fund wherein resources are subject to grant approval or private donations.

The CIP projects recommended for consideration and approval by the City Council are funded from a variety of sources, including modest General Fund investments substantially attributable to the Vehicle License Fee (VLF) advance taken by the City in FY 2005-06 and modest economic growth as evidenced in the adopted FY 2006-07 General Fund Operating budget. An additional significant new funding source in the CIP is Measure V with the appropriation of funds available because of the yearlong timeframe associated with the full restoration of services.

FY 2007-08

The FY 2007-08 CIP details a total investment of \$18,455,900. Approximately \$1,237,750 is subject to grant approval and anticipated private donations, resulting in an overall recommended investment of \$17,218,150. The General Fund portion of the recommended total is \$3,820,900. The Measure V recommended total is \$637,500. The balance of the recommendations (\$12,759,750) is funded by development fees, approved state and federal grants, and City enterprise funds, all of which require

those revenues to be used for the specific purposes listed in the recommended CIP. For instance, the \$1,380,000 in recommended TFO (Traffic Fee Ordinance) projects may only be used for TFO projects. TFO fees are paid by developers for specific projects required to mitigate the impacts of development. Similarly, Redevelopment Agency funds may only be used in the Redevelopment areas from which the funds are collected.

FY 2008-09

The FY 2008-09 CIP details a total investment of \$21,985,300. Approximately \$3,960,000 is subject to grant approval and anticipated private donations, so that the overall economic investment from available revenue is \$18,025,300. This total includes a General Fund investment of \$2,533,000 and a Measure V investment of \$637,500. The balance of the recommendations (\$14,854,800) is funded by development fees, approved state and federal grants, and City enterprise funds, all of which require those revenues to be used for the specific purposes listed in the recommended CIP.

Future Investment Needs

The fourth through sixth years of the CIP list are best described as a list of community needs without any guaranteed source of funding. For instance, the FY 2009-10 General Fund projects total \$4,933,100. Current policy mandating the use of prior year General Fund savings should provide approximately \$2,000,000 in available funds, approximately forty (40%) percent of the funds required.

Funding

The funding sources other than the General Fund detailed in the CIP will allow the City to make progress in the rehabilitation and development of infrastructure financed by new development. Developer paid fee revenues in the amount of \$10,307,300 will be used for sewer, park, library and traffic improvement projects in FY 2007-08 and FY 2008-09.

A combination of various resources, including Measure V and State Gas Tax, will be made during the next two (2) years in sidewalk maintenance, tree replacement, and street repair. Significant investments began in FY 2006-07 and will continue through the recommended budget two (2) year cycle. Sidewalk and tree repair projects total \$3,300,000; street median landscape repairs \$503,000; street rehabilitation \$5,367,500. An additional \$7,197,000 will be invested in City streets during the same three (3) years using City Traffic Fee Ordinance and RSTP (State Regional Surface Transportation Program) revenues. Although the above listed investments are significant, these amounts are not sufficient to maintain and rehabilitate City streets and roads to the levels required and provide evidence of the significant expense associated with basic street improvements.

Future Growth Area

Portions of the recommended CIP include improvements in the City's Future Growth Area. The City is aggressively pursuing annexation of the entire 2002 General Plan approved Future Growth Area and is working with property owners / developers to specifically define the area's development.

Construction of a substantial portion of the required infrastructure improvements in the Future Growth Area will be specific conditions of development in that area. The City's policy of development conditioning has improved over the years so that necessary facilities including a new library, new fire stations, parks, and similar improvements will be provided by developers as mitigation to impacts associated with the new development. There will be detailed discussion of these improvements as the Specific Plans for the Future Growth Area are reviewed and eventually approved by the Traffic and Transportation Commission, the Planning Commission and the City Council.

CONCLUSION

The six (6) year Capital Improvement Program provides a snapshot of community needs. The CIP does not provide a guarantee that all projects will be accomplished. The CIP should be reviewed with priority setting in mind in order to establish a strategy to secure funding for the priority projects.

With the passage of Measure V, the City's General Fund operating budget is balanced in terms of basic services for the next few years. Measure V was approved and will be used for the restoration of basic services. The significant FY 2006-07 CIP Measure V investment (\$4,691,100) is a one-year opportunity based on the reality of full restoration of services requiring twelve (12) months. The Measure V Committee will meet during July 2007 to decide on a recommended allocation of additional available one-time funds (unspent from 2006-07) of at least \$1,025,000.

The long-term service and economic development needs of the Salinas' community must also be assessed from the perspective of required capital investments. The multi-year CIP provides an opportunity to do so and will continue to be a priority.

The document presented to the City Council is the work of all City departments. However, without the work of City Finance Department staff, especially Beth Mariano, Miguel Gutierrez and Tom Kever, the CIP would not exist. Their contributions require this separate recognition.

The City Council is asked to consider and approve a CIP work program for FY 2007-08 during the budget review scheduled for May 22, 2007. Staff looks forward to working with the community and Council in this review.

Respectfully submitted,



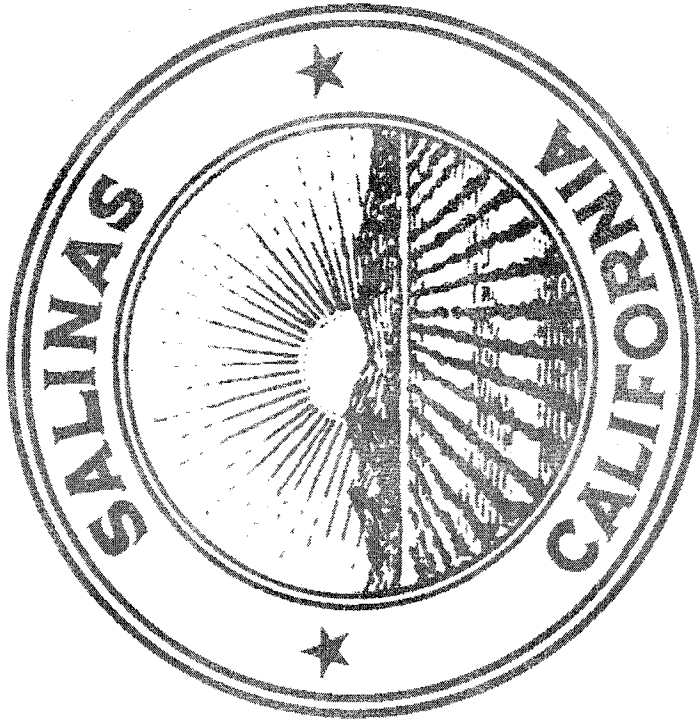
DAVE MORA
City Manager



Capital Improvement Projects

Summary By Department

Program	Prev Yrs.	06-07	07-08	08-09	09-10	10-11	11-12	Total Years
General Government								
Administration	568,800	1,595,300	2,095,000	1,395,000	2,540,000	2,085,000	415,000	10,694,100
Police	1,155,400	2,295,600	739,000	680,000	28,909,200	605,000	980,000	35,364,200
Fire	152,200	1,286,400	601,900	408,000	4,633,000	4,018,000	408,000	11,507,500
Development & Engineering	6,324,500	5,058,100	1,742,000	2,977,500	11,634,000	15,924,000	33,603,000	77,263,100
Facilities Maintenance	69,400	1,580,000	185,000	185,000	5,040,000	915,000	255,000	8,229,400
Street Maintenance	5,368,100	10,537,000	3,261,500	8,014,500	24,280,300	7,652,500	5,802,500	64,916,400
Traffic Signals	513,200	740,000	815,000	900,300	925,000	380,000	380,000	4,653,500
Park Maintenance	437,000	410,000	220,000	125,000	2,740,500	1,362,500	1,455,000	6,750,000
Recreation - Parks	16,122,200	2,629,600	745,000	1,533,000	12,680,000	27,600,000	70,770,000	132,079,800
Library	17,800	748,600	1,240,000	95,000	1,650,000	8,980,000	110,000	12,841,400
Total	30,728,600	26,880,600	11,644,400	16,313,300	95,032,000	69,522,000	114,178,500	364,299,400
Enterprise Operations								
Airport	33,000	11,000	766,000	1,201,000	346,000	911,000	11,000	3,279,000
Fairways Golf Course	110,900	32,000	62,000	62,000	62,000	62,000	62,000	452,900
Industrial Waste	281,500	290,000			7,040,000			7,611,500
Sanitary Sewer	4,179,000	1,610,000	530,000	1,242,500	7,050,000	2,585,000	2,365,000	19,561,500
NPDES Storm Drain Sewer	2,580,700	1,077,700	1,086,800	1,216,800	1,810,000	2,410,000	1,115,000	11,297,000
Downtown Parking	17,373,900	232,000	252,000	120,000	100,000	100,000	100,000	18,277,900
Total	24,559,000	3,252,700	2,696,800	3,842,300	16,408,000	6,068,000	3,653,000	60,479,800
Redevelopment								
Central City Project	2,295,400	108,700	416,500	656,500	86,500	86,500	86,500	3,736,600
Sunset Avenue Project	2,348,300	1,181,200	3,698,200	1,173,200	1,473,200	626,200	1,351,200	11,851,500
Total	4,643,700	1,289,900	4,114,700	1,829,700	1,559,700	712,700	1,437,700	15,588,100
TOTAL	59,931,300	31,423,200	18,455,900	21,985,300	112,999,700	76,302,700	119,269,200	440,367,300



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Capital Improvement Projects

Index By Number

Capital Project Number/Description	Department
9023 Chavez Community Park	5500 Recreation - Parks
9033 ADA Upgrades @ City Parks	5380 Park Maintenance
9034 Illuminated Crosswalks 04-05	5000 Development & Engineering
9037 E Salinas Streetlights (Ph 9)	5000 Development & Engineering
9040 City Infill Housing	1500 Administration
9041 E Salinas Street Lights (Ph X)	5000 Development & Engineering
9042 E Alisal Streetlights (Ph 14)	5000 Development & Engineering
9043 Breadbox Parking Lot	5000 Development & Engineering
9044 T/S E Alisal & Towt St	5353 Traffic Signals
9046 El Gabilan Park	5380 Park Maintenance
9047 E Salinas Streetlights (Ph 11)	5000 Development & Engineering
9048 ADA Curb Access Ramps	5000 Development & Engineering
9054 Downtown Parking Lighting	5195 Downtown Parking
9055 SRA Clean Sweep	7107 Sunset Avenue Project
9056 Soledad St Affordable Housing	7101 Central City Project
9057 Monterey St. Parking Structure	5195 Downtown Parking
9063 Downtown Parking Mgmt Plan	5195 Downtown Parking
9064 Division St. Acquisition	7107 Sunset Avenue Project
9065 E. Alisal Parking Improvements	7107 Sunset Avenue Project
9069 Contamination Mitigation	7101 Central City Project
9070 Soledad Street Planning	7101 Central City Project
9071 Facade Improvement. Rebate	7101 Central City Project
9072 Farmworker Housing	7101 Central City Project
9083 License Plate Recognition System	5195 Downtown Parking
9085 Utility Underground Districts	7107 Sunset Avenue Project
9091 Streetscape Improvements	7107 Sunset Avenue Project
9092 Facade Improvement Plan	7107 Sunset Avenue Project
9093 Breadbox Gymnasium	7107 Sunset Avenue Project
9102 PCs & Networking	1500 Administration
9103 Geographic Information Systems	1500 Administration
9104 Rossi-Rico Community Park	5500 Recreation - Parks
9105 Street Trees	5350 Street Maintenance
9106 Parking Lot Resurfacing	5195 Downtown Parking
9107 Industrial Waste Line to AP Bus Park	5160 Industrial Waste
9112 Natividad/Laurel Intersection	5350 Street Maintenance
9124 Lift Stations Backup Generator	5170 Sanitary Sewer
9127 Silt Removal Gabilan Creek	5000 Development & Engineering
9128 Williams Road Median Island	5350 Street Maintenance
9130 Weed Abatement	1500 Administration
9131 City Web Page	1500 Administration
9132 Emergency Operations Center	4500 Fire
9134 Railroad Historic Display	7101 Central City Project
9135 Public Library Fund	6000 Library

Capital Improvement Projects

Index By Number

Capital Project Number/Description	Department
9137 Sherwood Park Improvements	5500 Recreation - Parks
9138 Corp Yd Storm Drain NPDES	5180 NPDES Storm Drain Sewer
9139 Storm Sewer Drainage Repairs	5180 NPDES Storm Drain Sewer
9140 Williams Ranch Child Care Facility	1500 Administration
9145 W Laurel Dr Improvements	5350 Street Maintenance
9149 W Alvin Crossing	5350 Street Maintenance
9152 Airport Master Plan Update	5120 Airport
9160 VORTAC Relocation	5120 Airport
9163 Traffic Calming Policy	5000 Development & Engineering
9164 Salinas Train Station Improvement	5000 Development & Engineering
9171 E Bernal Drive Improvements	5350 Street Maintenance
9173 Davis Rd Imp (Laurel to Rossi)	5350 Street Maintenance
9174 ITC Bicycle-Pedestrian Bridge	5000 Development & Engineering
9175 Santa Rita Storm Channel	5180 NPDES Storm Drain Sewer
9176 Master Storm Drain Plan	5180 NPDES Storm Drain Sewer
9177 Traffic Signal Interconnection	5353 Traffic Signals
9268 Video Production & Broadcast	4500 Fire
9280 T S Buckhorn and Sanborn	5353 Traffic Signals
9281 T/S Boronda and Falcon	5353 Traffic Signals
9282 N Main Street Improvements	5000 Development & Engineering
9283 Sanitary Sewer Mgmt System	5170 Sanitary Sewer
9284 Underground Storage Tank	5000 Development & Engineering
9287 Williams Road Widening	5350 Street Maintenance
9304 Police Storage Building	4000 Police
9321 Airport Gate/Fencing Upgrades	5120 Airport
9327 Mobile Police Station & Equip	4000 Police
9330 Eastside Taxiway	5120 Airport
9337 E Market Street Overlay	5350 Street Maintenance
9344 Public Safety Radio System	1500 Administration
9345 City Phone System	1500 Administration
9346 Natividad Creek Community Park	5500 Recreation - Parks
9347 Natividad Creek Park Maintenance Bldg	5380 Park Maintenance
9348 WDR-Grease Traps	5170 Sanitary Sewer
9351 Police Mobile Print System	4000 Police
9356 Asbestos/Mold Remediation	5330 Facilities Maintenance
9357 Building Permit System	5000 Development & Engineering
9358 T/S Williams Rd & Garner Av	5353 Traffic Signals
9359 Alisal St Imp (TFO #43)	5350 Street Maintenance
9360 Western Bypass (TFO #26)	5000 Development & Engineering
9361 Industrial Waste Capacity Study	5160 Industrial Waste
9365 Street Sweepers Acquisition	5180 NPDES Storm Drain Sewer
9370 Development Impact Fee Study	5000 Development & Engineering
9377 Fire EMS & Safety Equipment	4500 Fire

Capital Improvement Projects

Index By Number

Capital Project Number/Description	Department
9379 Sherwood Tennis Center Imp	5380 Park Maintenance
9380 Park & Open Space Master Plan	5500 Recreation - Parks
9383 City Facilities Doors & Exits	5330 Facilities Maintenance
9384 Fire Hose & Nozzle Replacement	4500 Fire
9385 Police Vehicles & Equip (MV)	4000 Police
9386 Library Planning & Improvement (MV)	6000 Library
9390 Constitution Soccer Lights	5500 Recreation - Parks
9391 School Safety Enhancements	5000 Development & Engineering
9393 Energy Plan & Improvements	5330 Facilities Maintenance
9394 Replace Carpet	5330 Facilities Maintenance
9395 Monterey Garage Improvements	5195 Downtown Parking
9396 Salinas St. Garage Improvement	5195 Downtown Parking
9397 Park Pathway Improvements	5380 Park Maintenance
9398 Carpenter Hall Access Road	5170 Sanitary Sewer
9399 Freight Terminal Rehab	5000 Development & Engineering
9401 Planning Future Growth Areas	5000 Development & Engineering
9402 Airport Security System	5120 Airport
9403 Monte Bella Park	5500 Recreation - Parks
9404 Fairways Tree Removal	5145 Fairways Golf Course
9411 Fire Hydrant Repairs	4500 Fire
9412 Graffiti Abatement	5330 Facilities Maintenance
9416 East Laurel Pocket Park	5380 Park Maintenance
9430 Harvey-Baker House Imps	5000 Development & Engineering
9431 Traffic Signal Coordination	5000 Development & Engineering
9432 Deer St & Santa Clare Av Imp	5350 Street Maintenance
9433 Airport Core Area Taxiway	5120 Airport
9436 Storm Water Monitoring NPDES	5180 NPDES Storm Drain Sewer
9438 Annual City Sts Rehab Program	5350 Street Maintenance
9450 Economic Development	1500 Administration
9454 Lower Natividad Creek Park	5500 Recreation - Parks
9461 Congestion Mgmt Agency City %	5000 Development & Engineering
9462 Northeast Library	6000 Library
9466 Emergency Generators	5330 Facilities Maintenance
9491 T/S Constitution & Manchester	5353 Traffic Signals
9502 Sherwood Dr. Improvements	5350 Street Maintenance
9503 Garner Av. Improvements	5350 Street Maintenance
9504 N. Sanborn Rd. Improvements	5350 Street Maintenance
9505 E. Laurel Dr. Improvements	5350 Street Maintenance
9506 Various Street Improvements	5350 Street Maintenance
9507 Archer St. Improvements	5350 Street Maintenance
9508 Rossi Alley Improvements	5350 Street Maintenance
9509 La Paz Park Improvements	5380 Park Maintenance
9510 Boronda Signal Improvements	5353 Traffic Signals

Capital Improvement Projects

Index By Number

Capital Project Number/Description	Department
9511 Elvee Drive Extension	5000 Development & Engineering
9512 NPDES Public Education	5180 NPDES Storm Drain Sewer
9513 NPDES Storm System Mapping	5180 NPDES Storm Drain Sewer
9525 Fleet Replacement	5380 Park Maintenance
9526 City Hall Fire Alarms	1500 Administration
9527 Fire Safety Turnouts	4500 Fire
9529 Sewer Master Plan	5170 Sanitary Sewer
9530 Fire Station 3 Remodeling	4500 Fire
9531 Animal Shelter Repairs	4000 Police
9532 Modular Building at Closter Park	5500 Recreation - Parks
9533 Electric Locking System	1500 Administration
9534 Community Outreach Trailer	1500 Administration
9535 Recreation Facility @ Muni Pool	5500 Recreation - Parks
9536 Disaster Communications Equip	4500 Fire
9537 Police Equipment	4000 Police
9540 Fire Vehicle Replacement	4500 Fire
9541 Fire Stations Repairs	4500 Fire
9578 Muni Pool Building Repairs	5500 Recreation - Parks
9579 Police Vehicle Replacement	4000 Police
9580 Bookmobile	6000 Library
9581 Library Bathrooms	6000 Library
9582 Airport Terminal Building	5120 Airport
9584 Library Delivery Van (MV)	6000 Library
9585 Library Computer System (MV)	6000 Library
9586 Rotunda Audio Visual Equip	1500 Administration
9587 Cesar Chavez Expansion	6000 Library
9588 Fire Vehicles (MV)	4500 Fire
9589 Library Wireless Computers	6000 Library
9592 Median Landscape Repairs (MV)	5350 Street Maintenance
9597 Park Maintenance Equipment (MV)	5380 Park Maintenance
9598 Street Maintenance Equipment	5350 Street Maintenance
9601 Lighted Crosswalk	5000 Development & Engineering
9604 Government Center ADA	5000 Development & Engineering
9607 Bicycle Lane Installations	5350 Street Maintenance
9612 City Hall Improvements	5330 Facilities Maintenance
9618 ADA Modifications to City Facility.	5000 Development & Engineering
9626 Fire Station 7	4500 Fire
9627 Natividad Creek Multi-Complex	5500 Recreation - Parks
9628 Fire Station 8	4500 Fire
9630 Industrial Waste Line Extend	5160 Industrial Waste
9631 Airport Blvd Widening	5350 Street Maintenance
9636 Library Roof Replacement	6000 Library
9640 City Wide Recreation Trails	5500 Recreation - Parks

Capital Improvement Projects

Index By Number

Capital Project Number/Description	Department
9643 Senior Center	5500 Recreation - Parks
9654 Traffic Signal Installation	5353 Traffic Signals
9663 Groundwater Monitoring Fairway	5145 Fairways Golf Course
9667 Computer Aided Design System	5000 Development & Engineering
9670 El Dorado Park Improvements	5500 Recreation - Parks
9684 Copier Rental Program	1500 Administration
9701 General Plan	1500 Administration
9709 Water Re-Use Feasibility Study	5000 Development & Engineering
9712 Community Center & Sherwood Hall	5330 Facilities Maintenance
9718 Re-roof Public Buildings	5330 Facilities Maintenance
9720 Sidewalk & Drainage Repairs	5350 Street Maintenance
9723 E Romie Lane Widening	5350 Street Maintenance
9724 S Main & Blanco Intersection	5350 Street Maintenance
9725 Sanitary Sewer Equipment	5170 Sanitary Sewer
9735 Priority 1 Storm Sewer Lines	5180 NPDES Storm Drain Sewer
9737 Ball Field Repairs	5380 Park Maintenance
9738 W Laurel Sewer Trunk Line	5170 Sanitary Sewer
9739 E Alisal Sewer Trunk Line	5170 Sanitary Sewer
9740 S Wood Sewer Trunk Line	5170 Sanitary Sewer
9741 Los Palos Sewer Trunk Line	5170 Sanitary Sewer
9742 Sewer Pipe Repairs	5170 Sanitary Sewer
9743 Repairs to Lift Stations	5170 Sanitary Sewer
9750 Hebbroon Heights Rec Center Painting	5330 Facilities Maintenance
9755 Sherwood Park Hats Repainting	5380 Park Maintenance
9756 Central Park Improvements	5380 Park Maintenance
9757 Natividad Ck Park Skate/BMX Track	5500 Recreation - Parks
9759 Lincoln St Recreation Center Imp.	5500 Recreation - Parks
9761 New Municipal Pool	5500 Recreation - Parks
9769 Recreation Courts Resurface	5380 Park Maintenance
9772 Park Lights Replacement	5380 Park Maintenance
9775 Street Median Landscaping	5350 Street Maintenance
9793 Park Drinking Fountain Replacement	5380 Park Maintenance
9794 IW Facility Repairs & Imp.	5160 Industrial Waste
9812 PD Mobile Computer Terminals	4000 Police
9839 Parking Permit Dispensers	5195 Downtown Parking
9840 Irrigation Control System Retrofit	5380 Park Maintenance
9852 Sewer Main Replacements	5170 Sanitary Sewer
9853 Priority 1 Sewer Lines	5170 Sanitary Sewer
9854 Prevention Initiative	5500 Recreation - Parks
9856 Fairways Improvements	5145 Fairways Golf Course
9867 Martella/Preston Sts. A.D.	5350 Street Maintenance
9873 Skating Activity Centers	5500 Recreation - Parks
9875 City Facilities Repainting	5330 Facilities Maintenance

Capital Improvement Projects

Index By Number

Capital Project Number/Description	Department
9878 Davis Rd Widen (Market to Blanco)	5350 Street Maintenance
9881 Maryal Drive Reconstruction	5350 Street Maintenance
9893 US 101 Imp through Salinas	5000 Development & Engineering
9898 Airport Boulevard Overpass	5000 Development & Engineering
9899 Harris Road & 101 Overpass	5000 Development & Engineering
9901 Salinas River Drainage Improvement	5180 NPDES Storm Drain Sewer
9902 Carr Lake Development	5500 Recreation - Parks
9904 New Police Facility	4000 Police
9910 Williams/Laurel Intersection	5350 Street Maintenance
9922 Transit Development Imp.	5000 Development & Engineering
9923 Davis (Blanco to Reservation)	5000 Development & Engineering
9924 E Laurel-Natividad to Sanborn	5000 Development & Engineering
9925 Street Rehab (MV)	5350 Street Maintenance
9926 Sidewalk Repair (MV)	5350 Street Maintenance